012.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,061,700 / 1,061,700
					USE VALUE:	1,061,700 / 1,061,700
					ASSESSED:	1,061,700 / 1,061,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16	-18	ALFRED RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OBEDZINSKI ELLEN/TRUSTEE
Owner 2:	ELLEN HEALY OBEDZINSKI 2013 TR
Owner 3:	
Street 1:	18 ALFRED RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	OBEDZINSKI ELLEN P -
Owner 2:	-
Street 1:	18 ALFRED RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,250 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 3582 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5250.000	599,700		462,000	1,061,700
Total Card	0.121	599,700		462,000	1,061,700
Total Parcel	0.121	599,700		462,000	1,061,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 296.42 | /Parcel: 296.4

Legal Description

User Acct

9225

GIS Ref

GIS Ref

Insp Date

02/10/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 012.0-0001-0007.0

!1164!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	599,800	0	5,250.	462,000	1,061,800	1,061,800	Year End Roll	12/18/2019
2019	104	FV	450,800	0	5,250.	490,900	941,700	941,700	Year End Roll	1/3/2019
2018	104	FV	450,800	0	5,250.	358,100	808,900	808,900	Year End Roll	12/20/2017
2017	104	FV	423,800	0	5,250.	311,900	735,700	735,700	Year End Roll	1/3/2017
2016	104	FV	423,800	0	5,250.	265,700	689,500	689,500	Year End	1/4/2016
2015	104	FV	379,200	0	5,250.	259,900	639,100	639,100	Year End Roll	12/11/2014
2014	104	FV	379,200	0	5,250.	213,700	592,900	592,900	Year End Roll	12/16/2013
2013	104	FV	394,000	0	5,250.	203,300	597,300	597,300		12/13/2012

PRINT

Date	Time
12/10/20	16:50:02

LAST REV

Date	Time
04/19/18	13:28:54

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1164

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OBEDZINSKI ELLE	62595-66		9/6/2013	Convenience	99	No	No		
OBEDZINSKI JASO	60934-305		1/9/2013	Convenience	1	No	No		
FURTADO MANUEL	48764-403		12/29/2006		633,500	No	No		
	13433-596		5/1/1978		54,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2003	259	Re-Roof	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
2/10/2018	MEAS&NOTICE	BS	Barbara S
4/30/2009	Measured	372	PATRIOT
2/17/2006	MLS	HC	Helen Chinal
10/23/1999	Inspected	263	PATRIOT
9/27/1999	Mailer Sent		
9/27/1999	Measured	264	PATRIOT
7/24/1997		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	9225
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5250		Sq. Ft.	Site		0	80.	1.10	1									462,000						462,000	

Total AC/HA: 0.12052 | Total SF/SM: 5250 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 462,000 | Spl Credit | Total: 462,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:	1	Rating:	Average
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06047690
Const Adj.:	0.99782026
Adj $ / SQ:	179.888
Other Features:	141500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	736787
Depreciation:	137042
Depreciated Total:	599744

COMMENTS

KIT - 3/4 BATH - BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

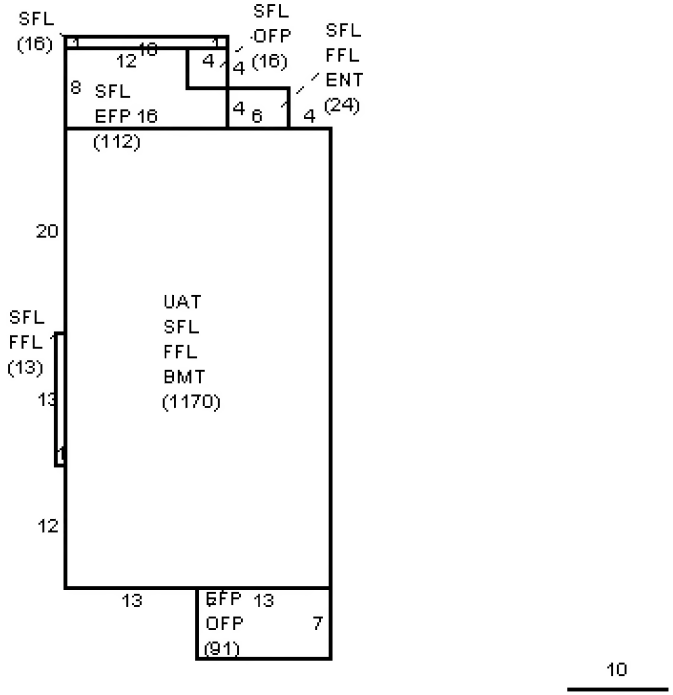
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,351	179.890	243,029
FFL	First Floor	1,207	179.890	217,125
BMT	Basement	1,170	80.280	93,922
UAT	Upper Attic	293	98.940	28,939
EFP	Enclos Porch	203	40.550	8,231
OFP	Open Porch	107	31.850	3,408
ENT	ENTRY	24	26.340	632

Net Sketched Area:	4,355	Total:	595,286
Size Ad	2558	Gross Are	5232	FinArea	3582
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	
UAT	100	FLA	50	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	179.89
Special Features:	0	Val/Su Net:	137.70
Final Total:	599700	Val/Su SzAd	234.44

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

012.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	A	AV	1995	0.00	T	19.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	